

1665 Harvard St NW

PDRM summary of meeting 2/23/17:

Address: 1665 Harvard St NW: rear (alley lot)

Sq 2588, Lot: 0827

Zoning District: RF-1

Lot Area: 557 sq ft

Present Lot Coverage: vacant

Proposed Lot Coverage: 557 (100%)

Proposed Living Area: 1114 sq ft

Relief Required:

Alley Setback: §E-5106 – 12' centerline

Side Yard Setback: §E-5105 – 5 feet

Rear Yard Non-Alley Lot Setback: §E-5104 – 5 feet

Pervious Surface: §E-204.1 (0%) OR §E-5107 (10%)

Alley Width: Subtitle U Chapter 6, Section 600.1(e)(3) 24' (no such section in on-line regs)

§U-601.1(c) all conditions met

Issues:

Conversion of Tax Lot to Record Lot: Subtitle C Section 301.1 OR 301.2?

Pervious Area Requirement: Subtitle E Section 204.1 Lots <1800 sq ft, 0%; Section 5107 10%

Relief:

Subtitle E Section 5204 – Special exemption for side yards

Special Exemptions pursuant to Subtitle X Chapter 9

Certify for conversion purposes of a tax lot to a record lot tax lot would be considered an
“existing lot” as per Subdivisions Subtitle C Section 301.1 NOT a new “residential subdivisions”